



**TALENT CITY COUNCIL
REGULAR MEETING MINUTES
TOWN HALL
December 4, 2019 — 6:45 PM**

Study Session, Regular Council & TURA meetings are digitally recorded and will be available on the City website: www.cityoftalent.org.

1. Call to Order/Roll Call at 6:58 p.m.

Members Present:	Members Absent:
Mayor Ayers-Flood Councilor Berlant Councilor Dolan Councilor Harrison Councilor Ponomareff Councilor Clark	Councilor Land
Also Present:	
Sandra Spelliscy, City Manager Zac Moody, Community Development Director Chief Doney, Talent Police Department Gabriella Shahi, City Recorder Bret Marshall, Public Works Director Kurt Sexton, Finance Director	

Councilor Dolan opened the meeting with an intentions statement.

2. Additions or Corrections to Agenda

- Item 6.1 is moved to item 5.1.

3. Community Announcements

- December 10 - Holiday Tree Lighting Celebration at Town Hall
- December 11 - AARP Livability Solutions Forum in Medford
- December 18 - Staff Holiday Gift Wrapping Party at the Talent Community Center

4. Speakers Heard on Non-Agenda Items

None.

5. Public Presentations (4:05)

5.1 Senator Jeff Golden

Senator Golden updated Council on the following topics:

- Recent legislative activities

- Campaign finance reform, wildfire prevention and recovery, prospects for passage of a climate bill

Senator Golden spoke on the following topics in response to questions from Council:

- Different proposals on climate issues
- Activities or plans related to mental health services and substance abuse disorders
- Plans on wildfire issues and urban forestry
- Finance Reform Committee
- Bail reform

6. Public Hearings

None.

7. Consent Agenda (26:06)

7.1 Approval of November 6 & 13, 2019 Council Meeting Minutes & November 13, 2019 Council – TURA Joint Meeting Minutes

Motion (26:38): Councilor Clark moved approval of the November 6 & 13 Council meeting minutes only. Berlant seconded.

Discussion: None

Vote: All ayes. Motion carries.

8. Unfinished Business

None.

9. New Business

9.1 Reservoir Project - Request for Staff Amendment (27:09)

Staff Report – City Manager

On November 28, 2017, the city executed an agreement with Business Oregon to accept loan funding for the construction of a new water reservoir. The estimated cost of the project at the time was \$3.169 million. The terms of the loan were very favorable, with a 1% interest rate, and the possibility of loan forgiveness of over \$1 million.

Since that time the project has been designed and engineered, and the first phase of construction (constructing the pipeline from the city's water distribution system to the reservoir site) has been completed. The city recently requested bids for Phase 2 of the project, which is the actual construction of the reservoir.

The lowest bid amount is approximately \$1 million higher than the total 2019-20 budgeted amount. After the proposals were reviewed it was clear that the major difference between the engineer's estimated cost and the bid costs was came from the cost of tank construction itself. This is primarily due to recent cost increases by the tank manufacturer. Project mobilization costs were also bid much higher than the project estimate. In general, construction costs have risen sharply over the last two years, particularly with the concrete products that this project requires. Staff also anticipates that project management costs will exceed earlier estimates as well.

Based on the recommendations of Business Oregon staff and the city engineer, the staff has drafted a letter requesting an additional \$1.5 million in loan funding. This amount should provide the city a sufficient buffer to ensure that the project can be completed even with mounting costs and unexpected contingencies. Any funds not actually used remain with the agency and the city is not

obligated to repay unused funds. A financial analysis shows that current water rates will be adequate to pay for the additional borrowing costs, although it is possible the city may need to consider a small (1-2%) additional rate increase in the out-years of the Water Master Plan.

Jeff Ballard with R2H Engineering & Bret Marshall appeared to answer questions:

Discussion:

- Council and Ballard discussed the increase in project costs.
- Council and staff discussed the terms of the loan forgiveness and alternative funding sources.

Motion (38:58): Councilor Dolan moved to direct staff to request an additional \$1.5 million in loan funds from Business Oregon to complete the New Two-Million-Gallon Treated Water Reservoir project. Councilor Ponomareff seconded.

Discussion: None.

Vote: All ayes. Motion carries.

9.2 Approval of Reservoir Project Bid

Staff Report – City Manager

The bid opening for Phase II of the reservoir project was done on October 29, 2019. Four proposals were submitted. Skaar Construction was the low bid. These costs were reviewed by the engineer and found to be complete. Although the additional funding needed for this project has not been secured, staff has been advised by Business Oregon staff that this project can be awarded if it is awarded contingent upon receiving the additional funding that is needed.

Discussion:

- None

Motion (39:49): Councilor Ponomareff moved to award the reservoir Phase 2 construction contract to Skaar construction in the amount of \$3,639,000, to be contingent on receiving the additional funding needed to complete the project. Councilor Harrison seconded.

Discussion: None

Vote: All ayes. Motion carries.

9.3 Parks Commission Recommendations (41:00)

Staff Report – City Manager

The Parks Commission has made the following recommendations to the City Council:

1. Motion from Commissioner Smith that city council approves the creation of a subcommittee for skate park for fundraising, research and options for current or new skate park.

Staff recommends that the first recommendation be put on hold until the Parks Master Plan comes before the Council and final decisions have been made regarding the future direction for the skate park. The plan is currently in the final stages of a financial analysis by the city's consultant, and should be ready for Council review in early 2020.

2. Motion: Commissioner Mixson motions to recommend that City Council move the Bee City subcommittee from Together for Talent to Parks & Rec, pending clarification of subcommittee rules.

When the Council approved the resolution designating Talent as a BEE City USA on July 2, 2014, the city agreed to establish/maintain a subcommittee of an appropriate municipal body or department, comprised of citizens and staff, assembling and disseminating information on topics of pollinator-friendly habitat and policies to municipal departments, residents, businesses and developers.

Staff understands that the current Bee City subcommittee acts as a subcommittee of T4T, and one of its members vote as part of the full committee. The Bee City subcommittee would not have that same role on the Parks Commission unless the Commission's enacting ordinance were changed, and the subcommittee members were appointed to the full Commission. Staff is also unsure what the process for decision-making would be if on the part of the Commission if the Bee City subcommittee raises issues that are outside the scope of the Commission's mission.

Discussion of recommendation (1):

- Council and staff discussed the protocol for the creation of a sub-committee under Parks or the formation of a community group.
- Council and staff discussed the intent for the recommendation.
- Council and staff discussed the timing of the creation of a possible sub-committee.
- Council and staff discussed activities pertaining to the Parks Master Plan and related financial analysis.
- Council and staff discussed the options for fundraising for the skate park.
- Council stated the council liaison will communicate this information to the Parks Commission.

Discussion of recommendation (2) (1:13:00):

- Dolly Warden, representative of Talent's Bee City, explained why she requested for Bee City to be housed under Parks instead of Together for Talent.
- Council and staff discussed options for revising Together for Talent's establishing resolution or the Parks Commission's establishing ordinance to address the required needs of Bee City.
- This item will be discussed further at the next meeting.

9.4 Inclusionary Zoning (IZ) Ordinance (informational) (1:28:04)

Staff Report – Community Development Director

IZ policies and programs can have modest impacts on the development of new affordable housing units, but they need to be tailored to the needs and characteristics of city and combined with other affordable housing strategies. As noted above, the development of an IZ policy is not necessarily feasible in all cities and may be an ineffective solution in cities or areas suffering from high land costs and limited land availability or where developers have little incentive to build.

If an IZ policy were adopted, the Council would need to remain attentive to changes in economic conditions and the housing market that affect IZ programs. IZ policies and programs require a Page 30 of 31 sustained commitment. They must be monitored to ensure that those who receive the benefits continue to meet the qualification standards and the jurisdiction must establish an on-going program to ensure compliance.

Should an IZ policy be considered, City staff and the Council need to understand the trade-offs these types of policies create, and should consider an in-depth evaluation by an economic professional to determine the types of offsets Talent would need to have a successful program, and how those offsets could be funded.

Discussion:

- Council and staff discussed the feasibility of IZ in the city.
- Council and staff discussed the required incentives.
- Council and staff discussed IZ with urban growth boundaries expansions, citing Ashland as an example.
- Council and staff discussed having the Planning Commission work on IZ.
- Council and staff discussed the recommendation of an in-depth evaluation by a professional.

Motion (1:57:22): Councilor Ponomareff moved to direct staff to take this issue, IZ, to the Planning Commission for review and possible recommendation to Council and have staff look at options for hiring a consultant to develop more information. Councilor Clark seconded.

Discussion: None.

Vote: All ayes. Motion carries.

10. City Manager & Other Department Reports (1:59:47)

- Update on the City Hall technology upgrades.
- Public Works hired a new staff person.
- Possible website RSS feed issues.
- Update on the illegal hemp grow.

11. Other Business & Future Agenda Item (2:01:50)

- Councilor Berlant reported on Together for Talent activities and new laws regarding single use plastics.
- Councilor Dolan reported on Economic Development Commission and local AARP community group activities.
- Councilor Clark reported on Parks Commission activities.
- Councilor Ponomareff reported on Planning Commission activities.
- Councilor Harrison reported on RVMPO and TSTC activities.

12. Other Business (2:10:00)

- Letter from Nancy Buono regarding reconsideration of the county jail district.
- Future agenda item on possible consequences resulting from Talent not taking part in the service district for the county jail.
- Revision of council rules as suggested by the attorney.
- Friday Night Market storage assistance.
- Discussion of tenants at the Depot Building.

13. Commission & Committee Approved Minutes

No discussion.

14. Written Communications

No discussion.

15. Executive Session

Motion (2:24:46): Councilor Berlant moved to extend the meeting to 9:45pm. Councilor Ponomareff seconded. Mayor Ayers-Flood asked for the motion to be changed. *The motion was not officially withdrawn.*

Motion (2:25:22): Councilor Berlant moved to extend the meeting to the point at which the executive session has concluded. The motion was discussed but was not seconded. *The motion was not officially withdrawn.*

Motion (2:26:30): Councilor Berlant moved to relax the council rules and extend the meeting to the time at which the executives session ends and we are able to come out of executive session, speak on any actions, and adjourn the meeting. Councilor Ponomareff seconded.

Discussion: None.

Vote: All ayes. Motion carries.

Council convened in executive session pursuant to ORS 192.660 (2)(i), to review and evaluate the employment-related performance of the chief executive officer of any public body, a public officer, employee or staff member who does not request an open hearing.

Executive Session started at 9:30 PM (2:31:56) and ended at 10:27 PM.

Motion (2:32:07): Councilor Harrison moved to take no action on the recent performance review. The validity of the motion was discussed prior to Councilor Dolan's second.

Discussion: Council and staff discussed alternative courses of action and possible involvement of the city attorney.

Vote: 2 ayes (Harrison, Dolan). 3 nays (Berlant, Clark, Ponomareff)

Motion (2:35:17): Councilor Berlant moved to direct staff to develop a self-evaluation tool and identify three areas of improvement to be presented at the first meeting in January and reviewed with results six months thereafter and have that tool reviewed by the city attorney. Councilor Ponomareff seconded.

Discussion: Ciprazo requested a change in the motion's language from "staff" to "city manager". The change was accepted. Council and Spelliscy discussed the intent and language of the motion. Spelliscy stated that if further action on her review is taken, she would like to have the city attorney verify the legal import of the action. Councilor Berlant stated a possible amendment to the motion of (2:40:11), "Direct the city manager to ask the city attorney to review the council's request for the city manager to develop a self-evaluation tool, etc etc". Council discussed the intent of the language. *The motion was withdrawn.*

Mayor Ayers-Flood stated she will call an executive session to at a future meeting with the attorney discuss this issue.

16. Adjournment at 10:38 p.m.

Respectfully submitted by:



Gabriella Shahi, City Recorder

Note: These minutes and the entire agenda packet, including staff reports, referenced documents, resolutions and ordinances are posted on the City of Talent website (www.cityoftalent.org) after each meeting. The minutes are not a verbatim record: the narrative has been condensed and paraphrased to reflect the discussions and decisions made.